ADUR DISTRICT COUNCIL

Mr Daniel Frisby
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Griffin House
135 High Street
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PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0032/20

Details of Development

APPLICATION FOR VARIATION OF CONDITION 1 (APPROVED PLANS) TO AWDM/0236/19 FOR AMENDMENTS TO FENESTRATION OF THE TRAINING CENTRE, REDUCED PLANT LOUVRE SCREEN ON THE ROOF OF THE TRAINING CENTRE, ADDITION OF A STAIR ENCLOSURE TO THE ROOF OF THE TRAINING CENTRE; REDUCED HEIGHT OF LINK BETWEEN TRAINING CENTRE AND INDOOR PITCH, VARIOUS MINOR AMENDMENTS TO FENESTRATION OF THE CLUB HUB, AND INCREASED HEIGHT OF THE PLANT LOUVRES TO ROOF OF CLUB HUB. AMENDMENT TO APPROVED FENCING DETAILS ON EASTERN BOUNDARY AND PROVISION OF ADDITIONAL LANDSCAPING.

Location of Development

BRIGHTON AND HOVE ALBION TRAINING GROUND 60 MASH BARN LANE LANCING WEST SUSSEX BN15 9FP

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 8th January 2020.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Planning Services Manager
18/03/2020

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
COVER LETTER & SCHEDULE OF DRAWINGS	Dated 2nd January 2020	08.01.2020
CLUB HUB GROUND FLOOR AS PROPOSED	CH-00-DR-A-9101-S2-P3	08.01.2020
CLUB HUB ROOF LEVEL AS PROPOSED	CH-R1-DR-A-9102-S2-P2	08.01.2020
CLUB HUB SITE SECTIONS AS PROPOSED	CH-ZZ-DR-A-9202-S2-P2	08.01.2020
CLUB HUB PLNG GA SECTIONS PROPOSED	CH-ZZ-DR-A-9203-S2-P2	08.01.2020
CLUB HUB PLNG GA ELEVS AS PROPOSED	CH-ZZ-DR-A-9301-S2-P2	08.01.2020
PROPOSED EXTENSION GA GROUND FLOOR	EX-00-DR-A-9101-S2-P3	08.01.2020
PROPOSED EXTENSION ROOF	EX-02-DR-A-9101-S2-P2	08.01.2020
PROPOSED TRNG CNTR GA PLAN GROUND FLOOR	TC-00-DR-A-9102-S2-P2	08.01.2020
LOCATION PLAN PROPOSED	ZZ-Z0-DR-A-9002-S2-P2	08.01.2020
SITE PLAN PROPOSED	ZZ-Z0-DR-A-9004-S2-P2	08.01.2020
LOCATION PLAN PROPOSED WITH NEW MONKS FARM DEV	ZZ-Z0-DR-A-9005-S2-P2	08.01.2020
EXTG/PROP TRAINING CNTR SECTIONS	ZZ-ZZ-DR-A-9201-S2-P2	08.01.2020
PROPOSED TRAINING CNTR SITE SECTIONS	ZZ-ZZ-DR-A-9203-S2-P3	08.01.2020
PROPOSED TRAINING CNTR ELEVATIONS	ZZ-ZZ-DR-A-9302-S2-P3	08.01.2020
EXTG/PROPOSED TRAINING CNTR ELEVATIONS (E/W)	ZZ-ZZ-DR-A-9303-S2-P3	08.01.2020
FENCING PLAN	SW-00-DR-L-2100 Rev T03	08.01.2020
PLANTING - TREE DETAIL	HED-1172-LA-517 Rev 02	08.01.2020
PLANTING - HEDGEROW AND MEADOW DETAIL	1172-LA-CO5-518 Rev 02	08.01.2020
LANDSCAPE BUFFER PLANTING PLAN - 01	1172-LA-C05-613 Rev 02	08.01.2020

Reference/Drawing Number	Version	Date Rec
LANDSCAPE BUFFER PLANTING PLAN - 02	1172-LA-C05-614 Rev 02	08.01.2020
LOCATION OF EXISTING TREES AND NURSERY SITE	1172-LA-C05-1002 Rev 02	08.01.2020
LANDSCAPE SPECIFICATION	HED-1172-LA-C05-907	08.01.2020

Reason: *For the avoidance of doubt and in the interests of proper planning.*

02. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

03. The development shall be completed in accordance with the Schedule of External Materials approved under application reference AWDM/1461/19 and as shown on the approved plans submitted with this application.

Reason: *In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan.*

04. Foul sewerage disposal facilities shall be provided in accordance with the plans and details approved under application reference AWDM/1461/19

Reason: *To ensure that the necessary infrastructure is in place in compliance policy 29 of the Adur Local Plan.*

05. The SUDs system shall be implemented, maintained and managed in accordance with the details approved under application reference AWDM/0929/19.

Reason: *To reduce the risk of flooding and to prevent pollution of the water environment by ensuring that the necessary infrastructure is maintained in compliance with policy 36 of the Adur Local Plan.*

06. All operations associated with the development hereby permitted shall be carried out and completed in accordance with the Archaeological Mitigation Strategy and Statement of Significance and with the approved Written Scheme of Investigation for Archaeological Excavation and Monitoring under Archaeological Supervision and Control, approved under application reference AWDM/0236/19 unless otherwise agreed in writing by the County Planning Authority.

Reason: *To safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence in accordance with the National Planning Policy Framework and policy 17 of the Adur Local Plan.*

07. The development hereby approved shall not be brought into use until 3m high closeboard boundary fencing with a minimum surface mass of 10kg/m2 has been erected along the southern boundary of the site in accordance with the approved plans. Such fencing shall thereafter be permanently retained.

Reason: *In the interests of visual and residential amenity and security having regard to policies 15 and 34 of the Adur Local Plan.*

08. The club hub building shall not be brought into use until the parking spaces shown on the submitted plans have been provided in accordance with the approved plans and construction details approved under application reference AWDM/1461/19. The areas of land so provided shall not thereafter be used for any purpose other than the parking of vehicles incidental to the use of the training facility concerned.

Reason: *In the interests of amenity and highway safety having regard to policy 28 of the Adur Local Plan.*

09. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. Such spaces shall thereafter be retained permanently solely for the parking of bicycles.

Reason: *To encourage and provide for a sustainable non-car mode of transport in compliance with the National Planning Policy Framework and having regard to policies 15 and 28 of the Adur Local Plan.*

10. HGV construction vehicles, including medium and large goods vehicles (as defined by the Roads Traffic Act 1988 (as amended) (other than those required in connection with the upgrading of Mash Barn Lane) shall access the site from the A27 only and shall at no time access the site from Mash Barn Lane, in accordance with approved drawing 18827-KSS-ZZ-Z0-DR-A-9002 Rev P1 (Location Plan Proposed) received 14 February 2019 in connection with application reference AWDM/0236/19. The access from the A27 shall cease to be used once the facility is open. There shall be no access to the site via the gap in the central reservation of the A27 (and signage shall be erected by the applicant to direct construction traffic to the site via the Shoreham Flyover interchange.)

Reason: *In the interests of amenity and highway safety and to ensure that the A27 Trunk Road continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980.*

11. The development shall take place in full accordance with the Environmental Management Plan, Traffic Management Plan and Health & Safety Plan approved under application reference AWDM/0929/19.

Reason: *In the interests of amenity having regard to policies 28 and 34 of the Adur Local Plan, to ensure that construction of the development does not result in avoidable congestion on the A27, to ensure that the A27 continues to be an effective part of the national system of routes for through traffic in accordance*

with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.

12. The use of the football pitches hereby approved shall be limited to between the hours of 9am until 10pm every day.

Reason: *To protect residential amenity having regard to policies 15 and 34 of the Adur Local Plan.*

13. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out within the first planting season following completion of the development and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent of any variation.

Reason: *In the interests of visual amenity and the environment and to comply with policies 30 and 31 of the Adur Local Plan.*

14. Floodlighting shall be limited to Pitch Nos 4, 11 and 13 as shown on drawing no. 18827-KSS-ZZ-ZO-DR-A-9004 rev P1 received 14 February 2019 under application reference AWDM/0236/19 and the floodlights shall be switched off between the hours of 10.15pm and 9am every day and all other external lighting at the facility shall be switched off between 11pm and 7.30am, with the exception of security lighting. Floodlighting of the showpitch (Pitch 4) shall only be switched on during matches watched by spectators with tickets which shall be limited to a maximum of 25 times per season (1 July - 30 June) as specified in condition 20. Lux levels as measured at the nearest residential boundary shall not exceed 3 lux (vertical) at all times.

Reason: *To safeguard the visual and residential amenities of the area having regard to policies 13, 15 and 34 of the Adur Local Plan.*

15. No public address or sound amplification system shall be installed or used at the facility without the prior approval of the local planning authority.

Reason: *To protect residential amenity having regard to policies 15 and 34 of the Adur Local Plan.*

16. No construction, site clearance or earthworks shall take place other than between the hours of 8am to 6pm Mondays to Saturdays only. There shall be no construction, site clearance or earthworks on Sundays or Public Holidays.

Reason: *To protect residential amenity having regard to policy 34 of the Adur Local Plan.*

17. At no time shall the facility be used in connection with any park-and-ride scheme.

Reason: *In the interests of amenity and highway safety.*

18. The training facility and club hub hereby approved shall not be open other than between the hours of 7.30am and 11pm every day.

Reason: *To protect residential amenity having regard to policy 15 of the Adur Local Plan.*

19. The development hereby approved shall incorporate renewable energy technology in the form of air source heat pumps and PV panels in accordance with details to be submitted to and approved in writing by the local planning authority before construction above slab level. The development hereby permitted shall not be occupied unless and until a BREEAM Design State Certificate and a BRE-issued Post-Construction Review Certificate confirming that the development has achieved a BREEAM rating of 'Very Good' has been submitted to the Local Planning Authority.

Reason: *To ensure that the development is sustainable and makes efficient use of energy, water and materials having regard to the National Planning Policy Framework and policy 18 of the Adur Local Plan.*

20. No part of the development hereby permitted shall be occupied until an updated Travel Plan has been approved in writing by the local planning authority and implemented. The Travel Plan shall demonstrate that either TRICS SAM surveys have been conducted (and if so what progress towards the target has been made) or that TRICS SAM surveys will now be commissioned. It shall also include arrangements for monitoring and effective enforcement with any necessary new measures or interventions implemented accordingly. Once approved the Travel Plan shall thereafter be implemented as specified within the approved document.

Reason: *To minimize traffic generated by the development and to ensure that the A27 Trunk Road continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980.*

21. All matches on the showpitch with over 100 spectators shall be ticket only and booked in advance with no sale of tickets on the day at the Training Ground. The number of ticketed spectators watching any match shall be limited to a maximum of 500. The number of matches watched by spectators with tickets shall be limited to a maximum of 25 per season (1 July - 30 June), with a minimum of 10 of these matches to be completed before 4pm on the day of the match, with the number of matches to be played in the first season or part thereof following completion of the construction of the stand to be worked out on a pro-rata basis and agreed in writing with the local planning authority prior to first use of the stand. Details of the number and dates of ticketed matches, the times they were played and the number of spectators that attended shall be made available to the local planning authority on request.

Reason: *In the interest of residential amenity and highway safety having regard to policies 15, 28 and 34 of the Adur Local Plan.*

22. The rear door panels on the camera tower hereby permitted shall be closed at all times other than when hoisting equipment to and from the tower.

    Reason: *In order to protect the privacy of neighbouring residential occupiers and having regard to policy 15 of the Adur Local Plan.*

23. Before the stand hereby approved is first used, details of the proposed arrangements for managing parking demand during ticketed matches shall be submitted and approved by the local planning authority in consultation with West Sussex County Council Highways and the agreed details shall be incorporated into the previously approved Travel Plan for the facility. Such details shall also include the proposed method for advising spectators and visitors to adhere to speed limits and to respect the amenity of neighbours when entering and leaving the facility.

    Reason: *In the interests of highway safety and sustainability and to protect residential amenity having regard to the National Planning Policy Framework and policies 15, 28 and 34 of the Adur Local Plan.*

24. Pitch 13 as identified on drawing no. 18827-KSS-ZZ-ZO-DR-A-9004 rev P1 received 14 February 2019 submitted under application reference AWDM/0236/19 shall be reserved for community use.

    Reason: *To ensure the development delivers improved sport and recreational facilities for the local community having regard to policies 32 and 33 of the Adur Local Plan and the policies of the National Planning Policy Framework.*

25. The proposed measures for biodiversity gain approved under application reference AWDM/1461/19 shall be implemented before the buildings are first brought into use.

    Reason: *To ensure there is enhancement of biodiversity in accordance with policy 31 of the Adur Local Plan.*

26. The development hereby approved shall not be brought into use until an updated Community Use Agreement has been submitted to and approved in writing by the Local Planning Authority in consultation with Sport England.

    Reason: *To ensure the development delivers improved sport and recreational facilities for the local community having regard to policies 32 and 33 of the Adur Local Plan and the policies of the National Planning Policy Framework.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Ref: AWDM/0032/20

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline).